

DATE December 14, 2005
TO Evergreen East Hills Visioning Strategy Taskforce
FROM Khanh Nguyen on behalf of the West Evergreen SNI NAC
SUBJECT Current Thinking of the West Evergreen SNI NAC

Below are some current thinking of the West Evergreen SNI NAC on Amenity I (community/youth center on Arcadia) and proposals to include four additional items on the amenities list with support for building an elementary school within the West Evergreen SNI area.

1. West Evergreen SNI priority #1, community/youth center
 - a. Amenity I - Parks and Rec. staff is recommending that 70,000 square feet center be built on the **southeast** corner of Arcadia. The community would like the center be about 30,000 square feet and on the **southwest** corner of Arcadia.
 - b. \$30 million is allocated for the 70,000 square feet community center - if a 30,000 square feet center is built instead, that will use up about \$13 million. The remaining \$17 million could be re-allocated to the following: (1) set aside for future cost of operating the center, (2) reduce the housing units on Arcadia, (3) build a new elementary school next to LeyVa school, or (4) a combination of all of the options. **Subtotal \$17 million surplus.**
 - c. The Arcadia site is located in a redevelopment area which means that all increases in tax revenues resulting from developments must be re-invested in the area. With the tax base of proposed housing and retail developments, and perhaps creative use of the proposed community center – this should be sufficient to fund maintenance and operation of the proposed 30,000 square feet center **without** having to close the Evergreen and Hank Lopez Community Centers as proposed by staff.
2. West Evergreen SNI priority #3, additional open space - there is currently no funding for the joint use proposal at OB Whaley, estimated to be at \$636,000 to rehabilitate the field with new grass and add a trail around the field. No funding for this item was included in the former visioning taskforce list of amenities because the amenities were restricted to District 8. Now that the process includes District 7, we propose this be added. **Subtotal \$636,000.**
3. West Evergreen SNI priority #4, sidewalk on the north side of Aborn Road between Public Storage and Towers Lane needs funding for right of way land acquisition and sidewalk construction. **Subtotal TBD – \$1,000,000?**
4. West Evergreen SNI priority #5, trail connecting Coyote and Thompson Creek trails – feasibility study, project is in District 7. **Subtotal \$100,000.**
5. West Evergreen SNI priority #6, under grounding Barberry Lane ditch. **Subtotal TBD - \$1,000,000?**
6. Elementary school within West Evergreen SNI area requires 6-10 acres.

In summary, our current thinking on these items free up \$17,000,000 with respect to the community/youth center without having to close Evergreen nor Hank Lopez Community Centers, proposes \$2,736,000 in new amenities and requires 6-10 acres of additional land.